

## **MIAMI-DADE HOUSING AGENCY**

### **Statement of Revised Policy on Deconcentration of Poverty and Promoting Mixed Income**

Miami-Dade Housing Agency's (MDHA) Deconcentration Policy incorporates the provisions in the final rule on the *Deconcentration of Poverty and Promoting Mixed Incomes* in public housing. The deconcentration policy applies only to applicants for public housing and to residents seeking voluntary transfers within "covered" public housing developments (general occupancy family public housing developments). The deconcentration requirements apply only to developments with average incomes above or below the Established Income Range (EIR), which is 85 to 115 percent of the average family income for all covered developments, or 30 percent of the Area Median Income, whichever is greater. Developments exempt from the deconcentration rule are developments that house only elderly persons, persons with disabilities or both, developments with HUD-approved mixed-finance plans using HOPE VI or public housing funds, public housing developments approved for demolition or for conversion to tenant-based assistance.

The policy for deconcentration of income requires an annual analysis of the concentration of income in covered public housing developments, which is to be included as a supporting documentation of the PHA Plan. At each analysis, the average income of each covered development is calculated. MDHA has chosen to calculate each covered development's average income adjusted by unit size (bedroom factor). Any covered development having an average income outside (above or below) the EIR requires an explanation or justification of that income profile that is consistent with: a) the deconcentration of poverty and income mixing, and b) the local goals and strategies contained in the PHA Plan.

MDHA's 2005 concentration of income analysis indicates that out of a total of 62 covered developments, 40, or 65 percent, are within the EIR, and therefore do not require any action in regard to the deconcentration rule. The income profile of the 22 developments outside the EIR are explained and justified according to the deconcentration rule for the following reasons: Adker Consent Decree, self sufficiency strategies and programs, size, homeownership and scattered sites.

Although the income profile of the covered developments falling outside the EIR for the 2005 income analysis can be justified, MDHA's deconcentration policy includes, but is not limited to, capital improvements toward developments with an average income below the EIR to encourage applicant families whose income is above the EIR to accept units in those developments.